

Calia Residences by PGB - FAQ

Location	Danga Bay, JB (Next to Jalan Skudai, Opposite Istana Bukit Serene)
Land size	3.61 acres
Total units	1274 units @ 2 towers Tower A - 637 units Tower B - 637 units
Tenure	Freehold
Apartment type	Serviced Apartment (No retail units)
Completion year	Target Q2 or Q3 2029 (48 months after SPA signed) <i>*Target signing June'25</i>
Car Park floor	Level 1 - 6
Facilities floor	Level 7 & 7A
Residential floor	Level 8 - 36
Maintenance fee	Estimated RM0.38 PSF (TBC)
Free shuttle bus service to CIQ	2 years complimentary shuttle service to CIQ & RTS Routes: Calia Pick Up Point > CIQ & RTS Station > RnF Mall > Beletime Danga Bay > Calia Drop Off Point <i>*Route subject to change</i>
Unit Type	Type A (453 sqft) 1 bedroom & 1 bathroom Type B (656 sqft) 1+1 bedroom & 1 bathroom Type C (771 sqft) 2 bedrooms & 2 bathrooms Type D (984 sqft) 3 bedrooms & 3 bathrooms (dual key)
Units' free car park	Type A - 1 nos Type B - 1 nos Type C - 1 nos Type D - 2 nos (side by side parking) All units @ level 36 - 2 nos (side by side parking)
Unit Per Floor	22 units (No unit no.4, 14 & 24)

Sales Promotional Package:

Rebate	<p>Type A & B (9% + 4% + 2% +2%) - As at March 2025 Rebate 9% Move in Bonus 4% Signing Incentive* 2% Early Bird Discount* 2%</p> <p>Type C & D (9% + 3% + 2% +2%) - As at March 2025 Rebate 9% Move in Bonus 3% Signing Incentives* 2% Early Bird Discount* 2%</p> <p>*Net deduct after net <i>*T&Cs apply</i> <i>*Package subject to change as per management decision.</i></p>
Sales Package	<p>Free SPA & LA Legal Fee, disbursement Free LA Stamp Duty</p> <p><u>By Purchaser:</u> MOT Foreigner Consent Levy</p>

Sales Package Remark	<p>1. Signing incentives applicable for SPA & LA signing within 30 days from date informed by Developer.</p> <p>2. Early bird discount only applicable for booking made before APDL obtained.</p> <p>3. Move in bonus, signing incentives and early bird discount to be given upon stage 3 Vacant Possession.</p> <p>4. Loan Buyer - 1% downpayment upon SPA signing</p> <p>5. Cash Buyer - 10% downpayment upon SPA signing, special 3% rebate for early settlement within 60 days*</p>
Pricing Premium:	<p>Floor Premium: RM1,000</p> <p>Special Floor Premium (level 18 & 28): RM3,000</p> <p>Unblock/ Facility view Premium: RM3,000</p>
Booking Remarks:	<p>1) Place booking into MHUB system with:</p> <p>a. RM1,000 booking proof</p> <p>b. Purchaser IC or Foreigner ID</p> <p>c. Signed ROI form</p>

Specification:

Showroom	Type A, B and D
Ceiling Heights	Floor to floor = 3.1m Ceiling level = +/-2.9m
Entrance	1 main entrance with 3 lanes in and out respectively
EV Charger	Developer will ready electric point, min 2 nos provided (Installation after building completion)
M&E, Water tank	Level 1 & 6 car park: M&E and pump room Level 14: M&E Break tank Roof top: Water tank and lift motor room
Partial Furnishing Package	Type A, B, C & D: 1. 5-star rating air conditioners (living & all bedrooms) 2. 5-star rating ceiling fan (living & master bedroom) 3. Digital Lock 4. Kitchen Cabinet 5. Kitchen hood & hob 6. Wardrobe (all bedrooms)
Electrical items brand	Kitchen hood & hob - Elba or equivalent brand (tbc) Aircond - 1 or 1.5HP Daikin Brand (by voucher) Ceiling Fan - Khind Digital Lock - Yale <i>*Brand and specs subject to change</i>
Floor tiles	Entrance, Living, Dining, Kitchen and all bedrooms - 600mm x600mm tiles All bath - 300mm x 600mm tiles Balcony and yard - 300mm x 600mm tiles <i>*subject to change as may be required by relevant Authorities</i>
Balcony frame	RC kerb with tempered glass & s.steel capping
Corridor distance	1800mm
Building length	Tower A to Tower B (inner) - 105m
How many tiers security?	Tier 1- Guard House Tier 2- Car Park Tier 3- Lift & Lobby Tier 4- Digital lock at the unit <i>*Parcel room & Letter box at level 1</i>
No of lifts	5 lifts (4 passengers lifts + 1 service lift)

Disclaimer: All info above is subject to change and/or amendments as may be required or as directed by the relevant authorities /engineers / architects.